

D-8794

SHANGHAI MUNICIPAL POLICE

File No.

S.I., Special Branch

REPORT

Date March 14, 1939.

Subject (in full) Residential Problem Committee of the Citizens' Federation
- ceases functioning.

Made by D.S.I. Kao Yen-ken Forwarded by

in connection with the instruction given by the Municipal Police on March 7 to the executives of the Residential Problem Committee of the Citizens' Federation, 406 Kiangse Road, to cease functioning, observation has been kept and shows that the instruction was carried out. The matter of suspension was referred to a committee meeting held in the Citizens' Federation, 406 Kiangse Road, on the afternoon of March 13 and it was resolved that the Residential Problem Committee be dissolved. In the event of further cases of rent disputes arising among the members, they would be dealt with by the Executive Committee of the Federation, but they would not entertain cases from non-members.



FILE

P.A. to D.C. (Sp. Br.)

D. C. (Special Branch).

D. S. I.

Commr

Information

Thos Robertson
DC (SB)

CONFIDENTIAL - NOT FOR PRESS PUBLICATION

SHANGHAI MUNICIPAL POLICE

SPECIAL BRANCH

.....
Intelligence Report

March 14, 1939.

Labour

Mei Vung (美文) Silk Weaving Factory (Chinese) -
"Tai Kung" strike continues.

The "tai-kung" strike declared on March 11 by the workers of the Mei Vung Silk Weaving Factory, Lane 645, 15 Changping Road, continues this morning, March 14.

The workers have now withdrawn their demand for the issue of 30 cents a day as a food allowance, but are now insisting on a flat increase of 10% on their wages instead of the managements' slight increase. Negotiations with the assistance of the Industrial Section of the S.M.C. has so far produced no successful results.

During the afternoon of March 13, the management issued a notice, informing the workers that it had been agreed to grant a slight increase. The notice adds that those who are dissatisfied with the decision, may submit their resignations.

Miscellaneous

Shanghai First Special District Citizens' Federation -
meeting.

During a meeting of the Executive Committee of the Shanghai First Special District Citizens' Federation which was presided over by Mr. Chang Ih Zung (張一塵) and held in the offices of the Federation in Room 414, 406 Kiangsi Road, on the afternoon of March 13, the following resolutions were discussed and passed :-

- (1) That, in connection with the present rice situation, the rice dealers' guild in Shanghai be requested to keep the price of rice within the maximum figure

March 14, 1939.

- 2 -

- set down by the former Chinese Authorities in Shanghai; that the competent branches of the Shanghai First Special District Citizens' Federation be notified to investigate the sales of rice; that the residents in Shanghai be requested to give the names of those rice merchants engaged in the hoarding of rice, and that the Settlement and French Concession authorities be requested to devise ways and means of relieving the situation for the benefit of the poor.
- (2) That, in view of the national crisis, the Shanghai residents be requested to practice thrift and to increase production.
- (3) That, in connection with the decision of the Shanghai Municipal Council to increase the Municipal Rates from 16% to 18% as from October 1, 1939, that the Shanghai Municipal Council be requested to reconsider this decision and the Chinese Ratepayers' Association in this connection be urged to conduct negotiations with the Council.
- (4) That, in view of the recent decrease in the disputes between tenants and landlords, the Residential Problem Committee of the 1st Special District Citizens' Federation be dissolved and that should further cases of dispute arise they be dealt with by the Federation.

March 14, 1939.

- 3 -

- (5) That preparations be made for the holding of mass weddings by the Federation in order to save the expenses of those interested.

Rice and Livestock.

On March 13, 8,200 "zars" of Chinese rice were brought into the Settlement and French Concession. Of this quantity, 2,100 "zars" arrived in Shanghai by steamer from Changyinshe and vicinity, 4,200 "zars" by rail from Fusieh and the remaining 1,900 "zars" were unloaded from 12 of the 30 boats (11 of which arrived from the Sungkiang area via the Whangpoo on March 13) berthed at the jetties in Louza and West Hongkow districts.

The wholesale and retail prices of rice this morning, March 14, are as follows:-

Saigon Rice

Wholesale price - \$16.30 per bag.
Retail price - \$16.50 per bag.
\$13.20 per "zar"
\$ 0.095 per catty.

Rangoon Rice

Wholesale price - \$14.40 per bag.
Retail price - \$14.50 per bag.

Chinese Rice

Wholesale price - \$13.30 to \$14.00 per "zar"

Retail price - Good quality \$14.00
(per "zar") Ordinary " \$13.40 (decreased by
\$0.30 per
"zar")

1,628 pigs, 271 goats, 9 calves, 89 oxen and 2 buffaloes arrived from Kompo on March 13.

Thos Robertson

D.C. (Special Branch)

FORM 12
13

SHANGHAI MUNICIPAL POLICE.

Section 1, Special Branch

REPORT

Date March 8, 1939.

Subject "Residential Problem Committee" of the 1st Special District
Citizens' Federation - Executives warned to cease functioning.

Made by [signature] and Forwarded by S.D.I. Ross

With reference to the report of March 3, on the subject of the irregular activities of the "Residential Problem Committee" of the 1st Special District Citizens' Federation, Mr. Zhang Ih-zung (張一塵), a committee member, and Mr. Chen Kiu-foong (陳九峯), General Secretary, of the "Residential Problem Committee", were interviewed at Headquarters on March 7. It was pointed out to them that the organization of the committee was illegal in accordance with provisions laid down by the National Government. They were therefore instructed to immediately cease functioning, failing which action would be taken by the Police. The General Secretary Mr. Chen Kiu-foong was convicted and sentenced to one year's imprisonment on July 22, 1937 by the Shanghai Special District Court on charges of misappropriation and fraud in connection with the operation of the bogus Settlement Road Construction Coolies Mutual Aid Society.

Tagner.
K. I. V.



P.A. to D.C. (Sp. Br.)

D.C. (Special Branch)

[signature]
C. D. I.

G.D.2. Sih
[signature]
[signature]
[signature]
[signature]

SHANGHAI MUNICIPAL POLICE.

S.1, Special

REPORT

Date March 3, 1939

Subject. Anonymous letter containing allegations against the
"Residential Problem Committee of the 1st Special
District Citizens' Federation".

Made by. D.S.I. Kao Yen-ken ForWARDED by.

With reference to the attached anonymous letter dated February 5 on the subject of the "Residential Problem Committee of the 1st Special District Citizens' Federation" functioning illegally and receiving money by fraud, enquiries have been made with a view to substantiating the second point. Rumours are current to the effect that corrupt practice was resorted to in order to influence mediation in certain cases of rent disputes, but efforts to locate a complainant or obtain evidence in any specific case have proved unsuccessful. It appears that the disputants (landlords or tenants) who paid money to the Committee refuse to come forward, being unwilling to let the opponent parties learn that bribes were used to influence the decision of the mediation committee. The following facts, however, have been ascertained :-

1. Towards the end of 1938, the Yuen Tsung (沅椿) Metal Ware Shop, 534 North Soochow Road, and 43 shops in the vicinity had a dispute with the landlord over the latter's refusal to accept "Wei Wah" cheques in the payment of rentals. By availing himself of the opportunity provided by the tenants referring the matter to the Committee for mediation, Mr. Chen Kiu-foong (陳九峰), Secretary of the Committee, arranged for the tenants to engage a lawyer named Mr. Chang Tsao-liu (張佐劉), 63 An Nyi Tsung, Chengtu Road, who is a friend of Mr. Chen, as legal

SHANGHAI MUNICIPAL POLICE.

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advisor. Such a step was not necessary as the case was not taken before the judicial authorities. The lawyer charged the tenants \$100 and Mr. Chen obtained a commission of \$50.00 out of this sum. Mr. Chen is an experienced swindler, which subject will be dealt with later in this report.

2. In September, 1938, there commenced a dispute between the landlord and squatters on a piece of vacant ground in the neighbourhood of North Ring Hwa Li, Robinson Road, U.O.L., over the evacuation of the ground. The landlord was represented by Mr. Ho Ngoh-foong (何五峰), alias Ho Guan-san (何昆山), an assistant of lawyer Loo Shih-tao (盧世道), 384 Peking Road. The Committee tried to mediate in the dispute. Mr. Ho reached a secret agreement with Mr. Chen Miu-foong, Secretary of the Committee, whereby the squatters should be advised by the Committee to accept a lump sum of \$3,000 as compensation for evacuation and Mr. Chen and the Committee would secretly receive \$600 as remuneration. The sum of \$3,000 was, however, not accepted by the squatters and the dispute has not been settled.

It is also noteworthy that although the Committee claims to make no charge on applications for mediation, applicants who are not members of the Citizens' Federation are asked by the Committee to join the Citizens' Federation before the Committee will

SHANGHAI MUNICIPAL POLICE.

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Made by

For and by

undertake mediation. Under such circumstances, the Committee has received \$397.00 in the name of membership fees, since the date of the formation of the Committee in September, 1934.

Coming back to the internal organization of the Committee, it has to be mentioned that although nominally Mr. Yuan Lu-tung is the Chairman of the Committee, he seldom attends and Mr. Chang Ih-zung (31 12), presides over all meetings. Furthermore, the so-called "Committee to mediate in Rent Disputes", which is a sub-committee of the Residential Problem Committee of the Citizens' Federation, consists of representatives from

- (1) Chinese Chamber of Commerce.
- (2) Chinese Ratepayers Association.
- (3) Estate Owners' Association.
- (4) Chinese Bar Association.
- (5) Chinese Chartered Accountants' Association.
- (6) 1st Special District Citizens' Federation.

All affairs, however, in reality go through the hands of Mr. Chang and Mr. Chen Kiu-foong, General Secretary of the Committee. Both these men are far from being suitable for such positions.

Mr. Chang Ih-zung, when coming on the committee of the Citizens' Federation, was the owner of the Yung An Lee (31 12), Confectionary Shop, 615 Hanking Road. Owing to business depression, the shop

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was compelled to close by the order of the Shanghai Special District Court in 1935 and auctioned to pay its arrears in rent. He still owes the landlord, Mr. Chu Chia-jen (朱 嘉 仁), 6 Mur Teh Li, Burkill Road, a sum of \$2,000, and the latter is requesting the Court to order him to liquidate his debt.

Mr. Chen Kiu-foong, the General Secretary, is a most undesirable character. In order to avoid notoriety by the name of Chen Kiu-foong, he has now changed his name to Chen Chi-quan (陳 奇 權). He was formerly a committee member of the Citizens Federation and was responsible for the formation of the now defunct International Settlement Road Construction Coolies' Mutual Aid Society, Lane 351, 3 Elgin Road. In 1937 he conducted strong agitation among the P.W.D. coolies. He was charged by the Municipal Police with offences of misappropriation and fraud and was sentenced on July 22, 1937, to one year's imprisonment. This man has no regular profession, depending in the past for a living on the operation of organizations such as the now defunct Special District Rent Reduction Movement Committee in 1934, the Shang Yu Fellow Countrymen's Association, Tailoring Shop Owners' Association, Employment Bureaux Owners' Association and the Electric Welding Works Owners' Association.

Both Mr. Chang and Mr. Chen are unemployed and in financial difficulties, earning their living through the Citizens' Federation. Mr. Chen is the man

SHANGHAI MUNICIPAL POLICE.

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Date. 19 ..

Subject. - 5 -

Made by Forwarded by

who stays the whole day in the office to deal with all affairs of the Committee in the preliminary stage.

Concerning the legal standing of the Committee, it will be noted that according to the provisions governing the mediation of rent disputes passed by the National Government, the rent dispute mediation committee should consist of (a) a representative of the Administrative Authorities of the district, (b) a representative of the district rangpu and (c) a representative of the court of the district. In the present committee of the citizens' federation, no representatives of the kind mentioned in the provisions are present. The Committee applied to the Shanghai Special District Court for registration, but up to the present, the court has given no reply. In fact, in the international settlement the Shanghai Special District Court is independently undertaking the mediation in rent disputes which comes under the category of civil procedure.

According to the statistics kept by the Residential Problem Committee, 196 applications for mediation in rent disputes have been received, which can be classified as hereunder :-

- 25 cases Settled following mediation undertaken by the Committee.
- 124 cases No settlement reached following mediation.

SHANGHAI MUNICIPAL POLICE.

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Made by. Forwarded by.

13 cases no mediation owing to
failure of one of
the parties to attend.

34 cases pending mediation still
in progress.

total : 196 cases
===

D. S. I.

P. A. to D. C. (So. Bt.)

D. C. (Special Branch).

SHANGHAI POLICE
S. O. REGISTRY
No. S. B. D. 8794
Date 11 23 39

Feb. 6, 1939.

The Commissioner,
Central Police Station,
Shanghai.

Dear Sir,

This is to inform you that an illegal organization so-called "The Shanghai Special District Livelihood Problem Committee" has established its office in the National Commercial Bank Building, at the corner of Peking and Kiangse Roads, Room 114. They assume for themselves the role of arbitrators in cases of disputes among landlord and tenants by sending printed notices to the disputants as means to scare ignorant people into submission to their arbitration and receive money by fraud.

Hoping you will give the matter your prompt attention.

Yours faithfully,

A member in Shanghai.

Hwa Mei Wen Pao of November 29 and other local newspapers :-

THE TENANTS OF HOUSES ON NORTH SZECHUEN ROAD

The Tenants Associations of Zung Ts Li Alleyway (仁智里), North Szechuen Road, and of Dong Tuh Li Alleyway (全德里), East Woochang Road, wrote to the Shanghai Special Districts Housing Problem Committee on November 28 requesting it to open negotiations with Cassoon & Company, the agents, not to begin the collection of house rents as from December 1, pending the re-opening of the Hongkew District.

SHANGHAI MUNICIPAL POLICE.

File No.

Reference Slip from Headquarters.

THIS SLIP MUST NOT BE DETACHED.

To:	INSTRUCTIONS:
D. C. (Divns.)	For disposal ✓
" (Crime)	Furnish data
" (S. B.)	Investigate
" (A. & T. R.)	Note and report
" (J.)	Report progress
" (C.)	Subj.
" (Specials)	For info.
A. C. (Traffic)	For opinion
" (Sikhs)	For opinion
D. O. A. Divn.	Report
" B. "	Report
" C. "	Report
" D. "	Report
Gov. of Gaol	Report
Personal Assistant	Report
Quartermaster	Report
Pay Office	Report
Central Registrar	Report
Musketry Officer	Report
C. C. R.	Report
Legal Dept.	Report
Judicial Police	Report
Dir. Chinese Studies	Report
Depot	Report
Mounted Branch	Report
<div style="border: 1px solid black; border-radius: 50%; padding: 10px; display: inline-block;"> OFFICE OF COMMISSIONER OF POLICE SHANGHAI Initials..... Date..... </div>	
For File..... Date.....	
Noted and Returned..... Date / /	

MEMO.

Initiated search.
I cannot say that
I hold any love for
a committee of this
sort or at least
I do not have them
Little Chang for
me as just a thing.

D. C. Special Branch.

C. A. 9 S. 1
Q. 1
Noted
12/11

Translation of despatch No. 12 "A" to
Council from Shanghai Special District
Rent Disputes Mediation Committee.

Dated 8th November, 1938.

Address: 414 Hsing Nieh Building,
corner of Peking Road and
Kiangse Road.

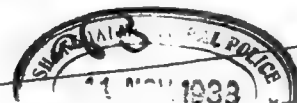
Rent Disputes Mediation Committee.

Since the outbreak of the local hostilities last year, so many refugees have flocked into Shanghai from war areas that the increased population is far beyond the capacity of the premises available. Accommodation for the public has become a very difficult problem, and disputes frequently arise between landlords and tenants, a fact which seriously affects social and economic conditions and peace and good order. In view of this situation, the Shanghai Chamber of Commerce, the Chinese Ratepayers' Associations in the Settlement and the French Concession, the First and Second Special District Citizens' Federations, the Landowners' Association, the Bar Association, the Chartered Accountants' Association, the Special District Housing Committee and other public organizations have jointly organized the Rent Disputes Mediation Committee, which was formally established on 22nd October and which commenced on that day to undertake the work of mediation in disputes over questions of rent in the Special Districts.

As this matter concerns the safety and the welfare of the public, a copy of the Brief Constitution of the Committee and of the Detailed Rules governing Mediation, together with

Note and Return	

D.C. (Sp. Br.)
1 Watch this & don't
let any irregularity become
an established custom



a complete list of the members of the Committee, is enclosed herewith for the Council's information. In the interest of the public please afford us the necessary assistance.

(Chopped)

Shanghai Special District Rent Disputes
Mediation Committee.

Encl: 1 copy constitution, etc.

(Note: Received for translation 5 p.m. 8th November, 1938.)

Translation of Enclosure

Brief Constitution of the Shanghai Special District
Rent Disputes Mediation Committee.

Art. 1. - This Committee is organized by the Shanghai Chamber of Commerce, the Chinese Ratepayers' Associations in the Settlement and the French Concession, the Landowners' Association, the Bar Association, the Chartered Accountants' Association, the First and Second Special District Citizens' Federations and the Special District Housing Committee, at the initiation of the last named organization; it shall be composed of nine representatives, one from each of the above-mentioned organizations. The name of this Committee shall be the "Shanghai Special District Rent Disputes Mediation Committee".

Art 2. - The object of this Committee is to mediate in disputes over matters connected with the lease of immovable property in the Special District so as to promote public weal and to ensure the safety of residents.

Art 3. - Whenever any dispute comes up for mediation a meeting for this purpose may be held.

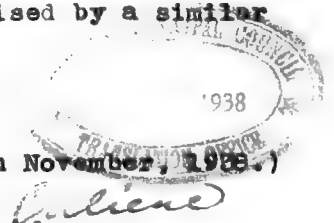
Art 4. - The meetings of this Committee shall be presided over by the members in turn.

Art 5. - This Committee shall have a Secretary to be selected and engaged by the Committee.

Art 6. - The detailed rules governing mediation by this Committee shall be drawn up separately.

Art 7. - This Constitution shall come into form after having been passed at a meeting of the representatives from the various parent organizations and it may be revised by a similar procedure.

(Note: Received for translation late a.m. 10th November, 1938.)



November 4, 1938.

Afternoon Translation

Ta Mei Wen Pao (Noon Edition) :-

FIVE-BARRED FLAG FLYING OVER CUSTOMS

Since the day when the local Customs was taken over by the "Reformed Government", no flag had been hoisted over the Customs House.

Yesterday, a five-barred flag was hoisted over the big building and all foreigners and Chinese who noticed it were much astonished.

We do not know whether the senior members of the Chinese staff of the local Customs have raised any objection for it is quite a serious matter.

Sin Wan Pao and other local newspapers :-

REGULATIONS GOVERNING MEDIATION OVER RENT DISPUTES

The following are the regulations governing mediation over rent disputes :-

Article 1. - These regulations are drawn up by the Rent Dispute Mediation Committee, in accordance with the rules governing the formation of this Committee and with the provisions relating to mediation in the regulations governing the work of the Housing Problem Committee.

Article 2. - This Committee will handle all cases of mediation transferred from the Housing Problem Committee.

Article 3. - All cases that are referred direct to this Committee for mediation must first be passed to the Housing Problem Committee for enquiries into the facts and after a report has been submitted they are to be dealt with by this Committee.

Article 4. - All cases of mediation should be referred to this Committee and responsible members should be elected to undertake the mediation.

Article 5. - Notices bearing the signature of the mediators should be sent to the parties concerned in connection with all cases of mediation.

Article 6. - These notices should contain the following :-

- (a) The names of the parties concerned.
- (b) The matters under dispute submitted for mediation.
- (c) The suggestions of the applicant.
- (d) The time and the place of the mediation.

Article 7. - While a mediation is under way, the Chief Secretary of the Housing Problem Committee should make a report on the result of the enquiries into the cases under mediation.

Article 8. - The Secretary of this Committee will undertake the recording of the minutes of all mediations.

Article 9. - All cases of mediation should be recorded in serial numbers.

Article 10.- The responsible persons of both parties concerned should be present and sign their names in all cases of mediation undertaken by this Committee.

November 4, 1938.

Afternoon Translation.

Article 11. - If, in case of extraordinary circumstances, the parties concerned find it necessary to entrust their cases to lawyers, then such lawyers should be provided with powers-of-attorney giving them full authority to deal with such cases.

Article 12. - The mediation should be carried out with the approval of both parties concerned without prejudice to any side.

Article 13. - If the mediation undertaken by the Committee proves successful, then a report on the mediation should be prepared by the mediators and should bear the signatures or chops of the parties concerned.

Article 14. - In case a mediation is unsuccessful, a report should also be prepared, in which the arguments of both parties concerned should be recorded.

Article 15. - The report on the mediation should contain the following items:-

- (a) The names and addresses of the parties concerned.
- (b) The place and the date of the mediation.
- (c) The names of the mediators and of the persons undertaking the recording of the minutes of the mediation.
- (d) The result of the mediation.

Article 16. - The Committee will undertake mediation in disputes over rents and leases only.

Article 17. - The object of the mediation is to safeguard the rights of the two parties.

Article 18. - The principle of the mediation is to advise tenants not to be in arrears with their rents, landlords not to increase house rents nor to evict tenants.

Article 19. - In accordance with the provisions of Article 18 of these regulations, the following have been drawn up to serve as a guide to mediations:-

- (a) Lease of unfixed period: At this time of emergency, the lessor should not terminate a lease; if the lessee is in arrears with the rent, he should endeavour to pay off the arrears by instalments or in one lump sum.
- (b) Leases with fixed period: On the termination of a lease, the lessee should have the right to renew the lease on the same conditions as the expired lease.
- (c) If other ways can be found to deal with cases for eviction, in which a decision has been rendered by the Court but has not yet been executed, then such means should be employed.
- (d) No increase in rent should be made in leases of a fixed period or in other kinds of lease.
- (e) House rent should not exceed the monthly interest of 1% of the total cost of construction.
- (f) If the rent fixed by the lease is below the standard rent, the rent fixed in the lease should remain unchanged.

Article 20. - These regulations will be enforced after approval by the Committee.

Ref. No.....

Headquarters,
Shanghai Municipal Police,
October 27, 1938.

SUBJECT

Residential Problem Committee of the 1st Special
District Citizens' Federation - forms "Committee
to Mediate in Rent Disputes"

The Commissioner presents his compliments to The Acting Secretary,
S. M. C.,
and begs to forward herewith the following documents relative to the
subject referred to above

1. Copy of a Police report.
- 2.
- 3.
- 4.
- 5.

CHY/

Special Branch,

October 24, 1938.

Residential Problem Committee of the 1st Special District Citizens' Federation - forms "Committee to Mediate in Rent Disputes"

Residential Problem Committee of the 1st Special District Citizens' Federation, 545 Kiukiang Road, has formed a "Committee to Mediate in Rent Disputes".

(租賃糾紛調解會) This committee is composed of the following members :-

- Mr. Yen Ngook-sung (嚴諾聲),
representing the Chinese Chamber of Commerce,
59 Hongkong Road.
- Mr. Tao Loh-jing (陶樂勤),
representing the Chinese Ratepayers'
Association, 59 Hongkong Road.
- Mr. Hsu Yah-chun (徐俠鈞),
representing the Shanghai Municipality Estate
Owners' Association, Room 410, 304 Peking Road.
- Mr. Chu Wen-teh (朱文德),
representing the Chinese Bar Association,
572 Rue Admiral Bayle.
- Mr. Sung Yock-chun (沈學鈞),
representing the Shanghai Municipality
Chartered Accountants' Association, Footung
Guild Building, 1454 Avenue Edward VII.
- Mr. Chang Ih-ming (張一塵),
representing the 1st Special District
Citizens' Federation, 545 Kiukiang Road.
- Mr. Zau Ts-kung (曹志功),
representing the Residential Problem Committee
of the 1st Special District Citizens' Federation,
545 Kiukiang Road.

These members of the "Committee to Mediate in Rent Disputes" held their first meeting in the office of the Chinese Ratepayers' Association, 59 Hongkong Road, between 2 p.m. and 3.30 p.m. October 22. Mr. Chang Ih-ming presided. Regulations relative to the formation of the committee to deal with rent disputes were drawn up and after discussion the following resolutions were passed :-

1. That an application be made to the Special District Courts for registration and letters be addressed to the S.M.C. and C.M.F. informing them of the formation of the committee.
2. That an office of the committee be established at 545 Kiukiang Road.

The first-mentioned resolution was proposed by Mr. Chang In-sung, a leading committee member of the 1st Special District Citizens' Federation, and in proposing this resolution it is his obvious intention to obtain official government recognition and thus strengthen the standing of the committee in mediation work, to the exclusion of the authority of the S.M.C. The work of mediation has been previously carried out by the 1st Special District Court and it would appear that this association has the intention of taking over the work performed by the Court with consequent abuses.

Certified true copy.

H. C. Cardley.....

CHY/.

October 24, 1938.

Afternoon Translation.

Ta Mei Pao and other local newspapers:

FORM OF APPLICATION FOR MEDIATION IN RENT DISPUTES

With a view to facilitating applications for mediation in rent disputes, the Housing Problem Committee of the Shanghai First Special District Citizens' Federation has drawn up the following Mediation Application Form:-

- 1) Name of Applicant.
- 2) Position of Lease-holder.
- 3) Name and Address of Landlord.
- 4) Name and Address of Rent Collection Office.
- 5) Style of Construction.
- 6) Date of Construction.
- 7) Date of Lease.
- 8) Original Rent.
- 9) Any Key Money or Deposit Paid.
- 10) Any Agreement Concluded.
- 11) Party Responsible for Water Supply.
- 12) Any Increase or Reduction in House Rent.
- 13) Present Rent.
- 14) Any Rent in Arrears.
- 15) Recent Attitude of Landlord.
- 16) Object of Applicant.

Explanation: Item No.2, "Position of Lease-holder"; the applicant must state whether he is a chief tenant or a sub-tenant.

As regards item No.12, "Any Increase or Reduction in House Rent", the date and the amount of increase or reduction must be given.

Particulars as to percentage of increase, date of limit for removal, etc. must be carefully filled in item No.15, "Recent Attitude of Landlord".

SHANGHAI MUNICIPAL POLICE
S. B. REGISTRY
No. B. D. 8794
Date 25-10-35

25 10 35

MEMO.

Chang Sheng

Sir,

Information.

Chang Sheng is
at least a busy-body
if not a nuisance.

John Robertson

D. C. Special Branch.

Copy to Sec



SHANGHAI MUNICIPAL POLICE.

File No.

S.1, Special Branch. ~~XXXXXX~~

REPORT

Date October 24, 1938.

Subject. Residential Problem Committee of the 1st Special District Citizens' Federation - forms "Committee to Mediate in Rent Disputes".

Made by. D.S.I. Kao Yen-ken Forwarded by. *C. Kao Yen-ken*

The Residential Problem Committee of the 1st Special District Citizens' Federation, 545 Kiukiang Road, has formed a "Committee to Mediate in Rent Disputes".

(租賃糾紛調解會).

This committee is composed

of the following members :-

Mr. Yen Ngoeh-sung (嚴謬聲),
representing the Chinese Chamber of Commerce,
59 Hongkong Road.

Mr. Tao Loh-jing (陶樂勤),
representing the Chinese Ratepayers'
Association, 59 Hongkong Road.

Mr. Hsu Yah-chun (徐俠鈞),
representing the Shanghai Municipality Estate
Owners' Association, Room 410, 384 Peking Road.

Mr. Chu Wen-teh (朱文德),
representing the Chinese Bar Association,
572 Rue Amiral Bayle.

Mr. Sung Yoeh-chun (沈子鈞),
representing the Shanghai Municipality
Chartered Accountants' Association, Footung
Guild Building, 1454 Avenue Edward VII.

Mr. Chang Ih-zung (張一塵),
representing the 1st Special District
Citizens' Federation, 545 Kiukiang Road.

Mr. Zau Ts-kung (曹志功),
representing the Residential Problem Committee
of the 1st Special District Citizens'
Federation, 545 Kiukiang Road.

These members of the "Committee to Mediate in Rent Disputes" held their first meeting in the office of the Chinese Ratepayers' Association, 59 Hongkong Road, between 2 p.m. and 3.30 p.m. October 22. Mr. Chang Ih-zung presided, Regulations relative to the formation of the committee to deal with rent disputes were drawn up and after discussion the following resolutions were passed :-

The body -

SHANGHAI MUNICIPAL POLICE.

File No.

REPORT

Station,
Date 19

Subject - 2 -

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1. That an application be made to the Special District Courts for registration and letters be addressed to the S.M.C. and C.M.F., informing them of the formation of the committee.
2. That an office of the committee be established at 345 Kiukiang Road.

The first-mentioned resolution was proposed by Mr. Chang Ih-zung, a leading committee member of the 1st Special District Citizens' Federation, and in proposing this resolution it is his obvious intention to obtain official government recognition and thus strengthen the standing of the committee in mediation work, to the exclusion of the authority of the S.M.C. The work of mediation has been previously carried out by the 1st Special District Court and it would appear that this association has the intention of taking over the work performed by the Court with consequent abuses.

Kao Yen-ken
D. S. I.

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copy to D. S. A.

SB 257

P. A. to D. C. (Sp. Br.)

Ta Mei Pao and other local newspapers :- 23-10-35 (A)

THE RENT DISPUTE MEDIATION COMMITTEE

The Rent Dispute Mediation Committee promoted by the Housing Problem Committee of the Shanghai First Special District Citizens' Federation was formally inaugurated at 2 p.m. yesterday in the course of a meeting convened by the Housing Problem Committee of the Federation at the Bankers' Club on Hongkong Road. There were present representatives from the Chamber of Commerce, the Chinese Ratepayers' Association of the International Settlement, the Real Estate Owners' Association, the Bar Association, the Accountants' Association, etc. The meeting was presided by Chang Ih-zung (張一雄) of the Shanghai First Special District Citizens' Federation.

The following resolutions were passed :-

- (1) That Mr. Tuo Loh-ching (陶樂勤) be invited to draft the regulations for the mediation of disputes over rent.
- (2) That Mr. Chu Yui-tao (朱雨陶) be invited to act as Secretary of the Committee.
- (3) That the Chinese Ratepayers' Association of the French Concession and the Second Special District Citizens' Federation be requested to appoint delegates to join the Committee.
- (4) That a letter be sent to the Court as well as to the authorities of the two Foreign Settlements for their information of the formation of this Committee.
- (5) That the office of the Committee be located No. 545 Hwa Ngoh Fang (華英坊), corner of Kiukiang & Hoopsh Roads.

Q. 21

October 7, 1938.

Morning Translation.

Morning Leader and other local newspapers:

HOUSING COMMITTEE DRAWS UP PROGRAMME OF ACTIVITIES

The Standing Committee of the Housing Committee of the Shanghai First Special District Citizens' Federation held its first meeting at 2 p.m. yesterday. More than ten persons including Chu Chi-tseng (朱啟禎), Wong Zing-tung (王靖東) and Zao Ts-kung (曹志功) were present. Mr. Chang Ih-zung (張一鵬) presided.

The following resolutions were passed:-

- 1) That Mr. Yuen Lu-tung (袁履堂) be elected Chairman of the Committee.
- 2) That various public bodies be invited to join the Rent Disputes Mediation Committee.
- 3) That persons be appointed to draft a scale of reasonable rent increases.
- 4) That a standard form of application for mediation be prepared.
- 5) That no fees be charged for mediation.
- 6) That, in compliance with a request from the Ya Tung Hotel (亞東旅社), a letter be sent to the National Industrial Bank of China asking it not to demolish the premises now occupied by the hotel.

The following list of activities was approved:-

- 1) Investigation of rents before and after the hostilities.
- 2) Investigation of ratio between the number of houses and the density of population.
- 3) Investigation of past and present conditions of the real estate business.
- 4) Investigation of the letting and sub-letting of houses.
- 5) Prevention of improper increases of rents and of orders to tenants to evacuate.
- 6) Improvement of sanitary conditions in houses.
- 7) Drawing up of a scale of reasonable rent increases.
- 8) Formation of a rent disputes mediation committee.
- 9) Suggestion to the Shanghai Municipal Council and investors to build houses for rent to poor people.
- 10) Study of other questions concerning the safety of residents.

In connection with the formation of a rent disputes mediation committee, it has been decided to invite the Chinese Chamber of Commerce, the Chinese 'Ratepayers' Association of the International Settlement, the Real Estate Owners' Association, the Bar Association, the Accountants' Association and the First Special District Citizens' Federation to appoint one representative each as member of the mediation committee.

Should the mediation in any case end in failure, the committee will lay the views of the parties before the Court.

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D.H. Kao

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